



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

NOTICE OF PREPARATION

THE CASAD PROJECT
County Project No. 02-055
Tentative Tract No. 52905
Conditional Use Permit and Oak Tree Permit

The County of Los Angeles Department of Regional Planning is the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified below. In compliance with Section 15082 of the CEQA Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible and federal agency and interested parties involved in approving the project and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the NOP, each agency shall provide the County of Los Angeles with specific written details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory authority with respect to the proposed project. Your agency may need to use the EIR prepared by our agency when considering approval of applicable permits for the project.

PROJECT LOCATION AND ENVIRONMENTAL SETTING:

The 94.83-acre project site is located in unincorporated Los Angeles County approximately 3,000 feet west of Interstate 5 and 1,000 feet south of Pico Canyon Road (see **Figure 1**). The project site is situated within the eastern half of Section 5 in Township 3 North and Range 16 West of the San Bernardino Base of the United States Geological Survey (USGS) topographic map of the Newhall and Oat Mountain quad sheets (see **Figure 2**).

The land uses in the vicinity immediately to the south, southeast, and east of the project site is vacant land. However, east of that are the residential areas of Sunset Pointe, Enclave, and Mountain Terrance as well as commercial uses located on the west side of the I-5 freeway along Old Road. Pico Canyon Park is located immediately to the northwest of the project just south of Pico Canyon Road (see **Figure 3**). Other land uses to the northwest of project site are undeveloped and flood control areas. Phase IV of Stevenson Ranch (Southern Oaks development) is adjacent to the west of the project site and partially developed. Phase III of the Stevenson Ranch development of residential uses is north of Pico Canyon Road. (see **Figure 3**).

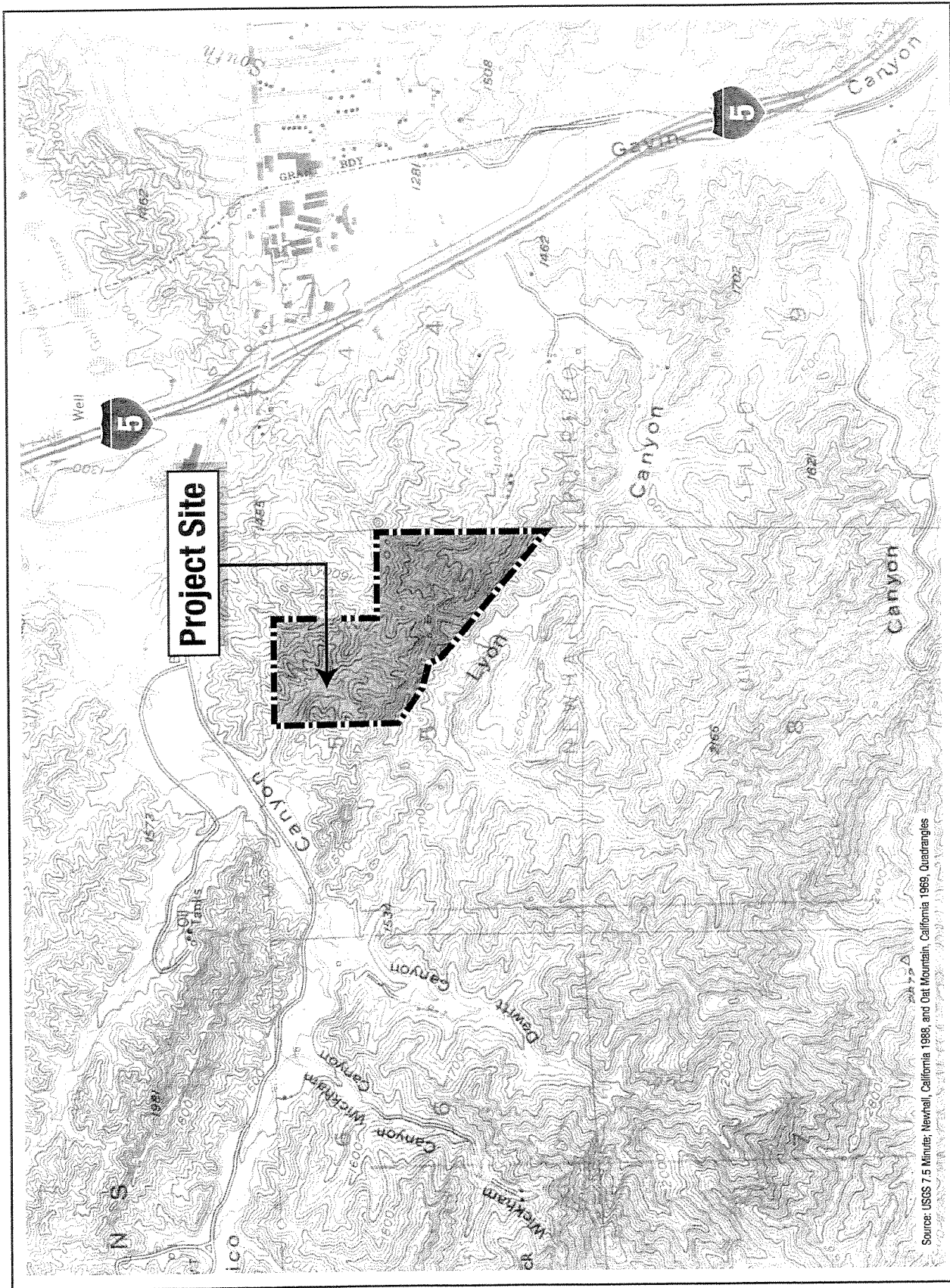
The project site consists of hilly terrain of undeveloped sandstone and siltstone foothills with small drainages on the northern flanks of the Santa Susana Mountains near Sand Rock Peak. The project site is vacant except for an existing helicopter landing pad, a water tank, and one paved access road located east central. The project site elevation ranges from 1,590 to 1,940 feet above sea level with slope gradients ranging up to 50 percent. Vegetation on the project site is primarily native and consists of coastal sage scrub, oak trees, Riversidean Upland sage scrub, chaparral, squawbush, buckwheat, chamise, and Mulefat scrub. The Lyon Canyon Significant Ecological Area (SEA) No. 63 is located immediately south and southeast of the project site.

PROJECT DESCRIPTION:

The proposed project consists of 37 single-family residential lots ranging from 0.32 to 9.55 acres; six flood control district lots; six open space lots; one public facility lot; one recreation lot; and one park lot for a total of 52 lots (see **Figure 4**). The median residential lot size is 0.42 acres and the total residential lot area represents 27.46 acres or 29 percent of the total land area. The 15 lots proposed for non-residential uses represent 63.07 acres or 67 percent of the total land area. The remaining 4.3 acres or four percent of the total land area is comprised of public streets. Other proposed improvements include one debris basin, four desilting basins, a 20' wide paved access road, two regional trails, and two private trails. The proposed primary vehicular access will be from Magnolia Lane located within the Southern Oaks development west of the project site. Approximately 500,000 cubic yards of grading is proposed which will be balanced on-site. The project will connect to the existing public water and sewer lines at Magnolia Lane.

ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS:

The proposed project is an application for: 1) Tentative Tract Map No. 52905 to subdivide the subject property into 37 single family residential lots and 15 lots for open space, public facility, park, and recreation; 2) Conditional Use Permit for development in hillside management area; and 3) Oak Tree Permit to encroach upon two oak trees.



Deletion date 1-18-05

TT52905 - CASAD PROJECT

ENVICOM CORPORATION

Project Location Map



Figure 2



Legend

- | | |
|--|------------------------------|
| | Public |
| | Parks |
| | Schools |
| | Flood Control |
| | Residential |
| | Single-family |
| | Multi-family |
| | Commercial |
| | Retail |
| | Automotive |
| | Hotel |
| | Restaurant |
| | Commercial Office |
| | Undeveloped |
| | Open Space |
| | Vacant |
| | Commercial Recreation |
| | Golf Course |

Air Photography source:
L.K. Curtis, January 2005
Land Use source:
Envicom Corporation, July 2005

POTENTIAL PROJECT IMPACTS:

The County of Los Angeles, as the Lead Agency, has identified in the Initial Study (see attachment) the following potential environmental impacts which will be discussed in the EIR:

- Geotechnical Hazards – Proposed project is subject to earthquake induced landslides and liquefaction; project will impact natural topography with 500,000 cubic yards of grading.
- Flood Hazards – Existing drainage patterns will be altered; project site has a major drainage course that is a tributary to Pico Canyon; project may be subject to high mudflow conditions and high erosion and debris deposits from run-off.
- Fire Hazards – The project is located in a very high fire hazard severity zone (Fire Zone 4); access to the site may be inadequate due to lengths, widths, surface material, turnarounds or grade; water supply may be inadequate to meet fire flow standards.
- Noise Hazards – There is an emergency helicopter pad on site which may cause infrequent noise impact to residents; project includes a public park and a recreational lot.
- Water Quality – The project's construction and post-construction activities could impact the quality of groundwater and/or storm water run off; project is subject to NPDES requirements.
- Air Quality – Project could temporarily impact air quality due to the 500,000 cubic yards of grading; project could result in a considerable cumulative net increase of criteria pollutant for the region because of the amount of grading proposed.
- Biota – Project site is an undisturbed natural area with SEA #63 located immediately south and southeast of the project site; grading will impact riparian habitat, alluvial fan sage scrub, and oak tress on site; project site also contains a major drainage course that is a tributary to Pico Canyon; project site is adjacent to an open space linkage.
- Cultural Resources – The oak trees and drainage course on the property may indicate archaeological sensitivity.
- Visual Qualities – Project may visually impact the Pico Canyon trail adjacent to the site.
- Traffic / Access – Project may have inadequate access for emergency vehicles; project will contribute more than 25 homes in a known congestion area; one public park and recreation area are proposed which may impact traffic.
- Sewage Disposal – Project could create significant capacity problems at the sewage treatment plant and the sewer lines serving the project site.
- Education – Project will significantly impact schools at the district level; project could create student transportation problems if new students are to be assigned to other school districts; library space and resources may be impacted.
- Fire / Sheriff Services – Project will increase demand on existing resources.
- Utilities – Project may not have adequate water supply; service problem in solid waste disposal due to limited landfill capacity.

In addition to evaluating the potential effects of the proposed project, the EIR will address a full range of project alternatives, possibly including, but not necessarily restricted to: a “no project” alternative and a reduced density alternative.

NOTICE OF PREPARATION REVIEW AND COMMENTS

The review period for the Notice of Preparation will be from September 19, 2005 to October 19, 2005. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **October 26, 2005**. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency.

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